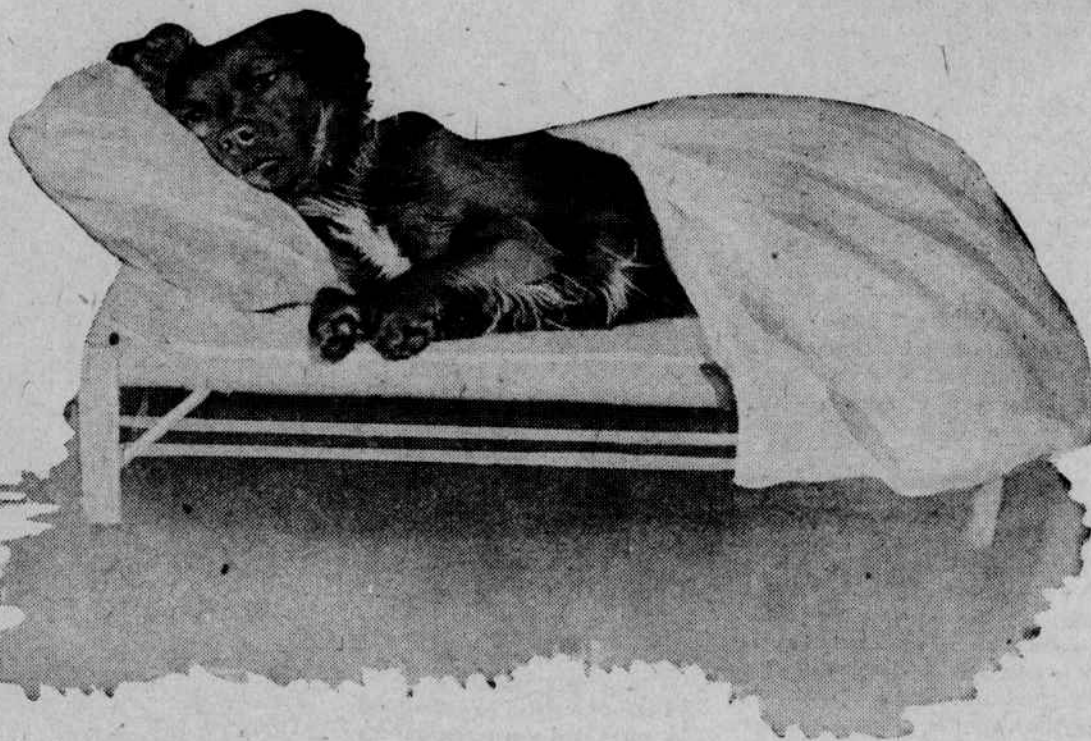


# A Regular Landlord who Barks and Wags His Tail

Remarkable Rise of Quite Ordinary  
Pup to Opulence by Its Own  
Efforts; Now Recognized as Legal  
Proprietor of Valuable Estate,  
With Rents, Taxes and  
Everything to Look After



"Minerva's" office is outside the door, where the sun shines.



"Minerva's" principal luxury is a bed of her own, with its mattresses and pillows; an automobile is being thought of for her, but not decided upon.

The important paragraph in the will by which "Minerva's" mistress left her the apartment house.

THE records of the Probate Court of Cook county, Illinois, have just revealed the extraordinary record of how even a dog may rise in the world until it reaches affluence and success.

It appears that such a dog may even become the legal owner of an apartment house, a valuable piece of real estate, and may acquire the sagacity and business acumen befitting one who carries upon his shoulders the burden of caring for the wants of tenants and supervising the general management of his property.

Not much more than a year ago the gate keeper at one of the South Chicago steel mills became angered at the attentions of a stray dog which insisted upon hanging around the keeper's shack and barking at all who entered through the gates. He took the four footed vagrant by the scruff of its neck and, not too gently, pitched it through the gate into the cruel outside world and slammed the gate. After a few yelps the dog, thoroughly convinced that it was unwelcome in that vicinity, trotted away. A few hours later it was found serenely ensconced on the doorstep of the home of Mrs. Margaret Howard, a wealthy widow, who lived several blocks from the steel mills. The dog seemed to recognize an affinity of some sort between itself and Mrs. Howard and promptly annexed her as its mistress.

The animal was taken into the Howard home, given such delicacies as most appeal to canine taste and was permitted to consider the Howard residence as its home also.

One may not say that during the ensuing years the dog "grew to womanhood's estate

and proved her worthiness of parental trust," but one may say that it so endeared herself to her mistress by certain attentions which she learned to bestow upon her that she was indeed a very important member of the Howard family circle.

A few months ago Mrs. Howard died suddenly. Her heirs, who included a number of distant cousins, aunts, nephews, nieces and such others as wealthy widows seem always to have, discovered two wills, each duly signed and attested by Mrs. Howard. One of these wills divided among the relatives a rather handsome estate, setting aside, however, a liberal portion for a society which provides homes for orphans. The other will, dated subsequent to the arrival on Mrs. Howard's doorstep of the vagrant dog, made an entirely different disposition of the estate.

First, the legacy to the charity society was materially increased. The amounts set aside for the relatives were further decreased by a paragraph in the will which virtually left an entire apartment house, including the building and the grounds under it, to "My dog, Minerva." The bequest embraced two puppies which had come into "Minerva's" life, and the provision in the paragraph ran that the property was to belong to "Minerva" and her immediate heirs as long as they lived.

One may imagine with what intense lack of joyousness the relatives read this second will. Both wills were presented to the Probate Court and representatives of the human heirs pointed out to the learned Probate Judge that of course it would be impossible to constitute a mere dog the legal owner, or otherwise a legatee, of an actual piece of real estate.

"How, for example," they asked, "can a deed be issued to a dog? How could a dog sign such an important document?

To whom would tax receipts be issued and who could be responsible in such litigation as might in time arise over the property?"

These and many other similar questions were asked by the heirs, and they then supplied the answer, which was "It can't be done."

"Therefore," said the heirs, "the ridiculous second will of Mrs. Howard should be set aside."

At first it seemed as though this was but a reasonable request. Certainly there seemed to be no provision of legal machinery for making a dog the owner of an apartment house, and consequently responsible to the authorities for its taxes and its conformity to the various laws which govern apartment-house owners.

However, the dog found a friend. This friend was Mr. H. C. Leeman, who was named by Mrs. Howard in her second will as her executor. Mr. Leeman also was made the guardian of "Minerva," and it was to him that, under the will, the apartment house was to be intrusted for "Minerva's" benefit. Mr. Leeman promptly replied to the heirs that he would consider the second will binding and that certainly the law should provide the method by which "Minerva" could enjoy the luxuries and the comforts which the income from the estate would provide her. And so the heirs and the new executor promptly went to court about the whole matter.

Provision was made in the second will of Mrs. Howard that after the death of "Minerva's" two immediate descendants her estate should go to the Children's Home Society. Therefore, the officials of the society joined Mr. Leeman in his efforts to have the court recognize the second will and constitute "Minerva" the owner of the apartment house.

And the Judge has granted their requests. He has ruled that the trust fund which Mrs. Howard intended should be established for her dog, made up of the apartment house property, shall be set aside in Mr. Leeman's hands.

Thus the title to the property passes to "Minerva" and she becomes the actual owner of the property. Lawyers contend

that should any litigation arise over this real estate suits will have to be started against "Minerva" and defended by the executor in her name. All rents and other income accruing from the house must be set aside for "Minerva's" care. The net income from the rents of the house is something like \$500 a month. The executor is somewhat disturbed by the provision which requires that as much as is necessary of this income shall be used in providing "Minerva" and her children with comforts. He has frankly admitted that he does not know just what is most befitting a young dog family with an income of \$500 a month.

"Minerva" during the lifetime of her mistress displayed a keen enjoyment of automobile riding. She insisted always upon accompanying her mistress on drives about town and was especially happy when Mrs. Howard took a week end trip in her car. Now the executor wonders if "Minerva" should have an automobile of her own. One may keep up even a limousine with a chauffeur on this amount, especially so since "Minerva" does not eat heavily and does not require expensive delicacies or costly linens and other appurtenances to the usual expensive meals.

Neither is it necessary that one of the elaborate apartments in her apartment house be set exclusively aside for her and its rental thus deducted from the \$500. Items of clothes, amusements and medical attention do not materially increase her expenses. In fact, it might be said that the \$500 is almost net profit to the young realty owner. Still the guardian believes that a substantial part of the \$500 should be expended each month on "Minerva" and her offspring. And he argues that such would be Mrs. Howard's intention or she would have set aside a smaller trust fund. The guardian does not believe that "Minerva" should be taught such extravagances as pearl necklaces, wrist watches for her four ankles, or that other jewelry should be purchased for her two little ones. Which seems to make it altogether impossible to find ways of spending the \$500 each month, or even a good portion of it.

In the meantime "Minerva" herself is quite unaffected by the litigation that has gone on about her and pays scant attention to anything else than the proper conduct of her own important business affairs. The tenants in her house, which is at 3039 Cheltenham place, in Chicago, declare that "Minerva" thoroughly understands her responsibilities and bears up nobly under them. They report that she is indeed a mistress in her own house. They go so far even as to say that, in effect at least, "Minerva" receives applicants for vacancies and exhibits such marked dislike for tenants of whom she does not approve that

they would find it considerably to their convenience to move out.

Her customary place of rest is in a sunny spot just outside the front door. Here she carefully inspects all who come and go and is not at all backward about expressing her disapproval of any one whom she would rather not have intrude on her hospitalities.

Now that the will of Mrs. Howard has been thoroughly substantiated and admitted to probate, the officials of the Orphans Home, which also was one of the beneficiaries, have asked that "Minerva" be assigned to them as an honored guest. They promise to set aside the sunniest room at the home for her and to provide her with playmates and a most delightful companionship. They declare that it would be honorable in such a fortunate young dog if she should set aside that part of her \$500 a month which she does not need for the furtherance of the plans of the charity organization.

They argue that "Minerva" always has

been of a most generous and wholesome disposition and that were she able to express her desires she undoubtedly would want the society to benefit from her own good fortune.

They recall that one of the most painful episodes in the little dog's career was when she put up a brave battle with a neighbor's dog over an extra bone which "Minerva" had given to a stray pup that had wandered into Mrs. Howard's back yard.

The neighbor's dog attempted to take the bone away from the vagrant and "Minerva" leaped at him. So her friends declare she is generous and would approve sharing her wealth with society.

Of this "Minerva's" guardian also is certain, but he has replied that there are legal obligations upon his part to "Minerva"

which he may not dispose of wholly by speculation. He, like others, thinks that "Minerva" would be generous, but he can not be sure.

Indeed, he admits that it is quite a problem that confronts him. "Minerva," however, sees no problem at all. She watches diligently over her property, basks in the sunlight just outside the front door to her heart's content and goes to bed at night in an especially constructed cot with its mattress and pillows and coverlets, and otherwise is comfortable and happy, undisturbed by the possession of so much wealth.

So far as is known there is no record of a similar situation. Funds have been set aside for the upkeep of pets, but in no case known in recent years has so large an estate been put apart, with such limitations, for a dog. "Minerva's" name is a part of all the court documents, and she seems to be deprived only of the right to will her possessions beyond the lifetime of her two puppies.

## Curious Traditions of Adam and Eve

DROWSING in the Indian Ocean, and about three times as large as our State of New Jersey, lies the beautiful tropical island of Ceylon, an island of Asia, known as far back as the time of the ancient Greeks and Romans but conquered by Great Britain in 1796 and now one of her colonies, ruled by a Governor chosen by the Crown. Its name means "the Island of Lions," but in its jungles today wild elephants live and roam at will.

Ceylon is a beautiful island, with high mountains, rich valleys and plains covered with palms and splendid tropical plants.

One of its mountains is called Adam's Peak from an old tradition of the Mohammedans, who believe that a great footprint on a rock at the summit of the mountain was made by Adam when he was driven from the Garden of Eden. This mountain is more than a mile high, is conical in shape and so steep that it has to be climbed by means of a chain which is fastened to the summit. One would think that being so steep it was not often climbed, but two factions make it a shrine, and every year hundreds of pilgrims venture the steep ascent to see the holy footprint in the great rock.

The Buddhists claim it to be the footprint of Buddha when he stepped from Ceylon to Siam, but the Mohammedans avow that Adam made it when the flaming sword shut off the Garden of Eden and drove him into exile; and perhaps they have the better of the argument, for they have given it the name that stands to-day, "Adam's Peak."

The island of Ceylon is not only a lovely

place but is interesting for other things besides Adam's Peak. It is very rich in metals and many kinds of precious stones, and off the west coast are pearl oyster beds that furnish some of the finest pearls to our markets. Many fine woods are also grown, and coffee, rice, spices and tobacco yield goodly crops, of which is chiefly exported tea, coffee, cinnamon, coconuts, pearls and plumbago, or black lead. The people are mostly Buddhists, but enough Mohammedans are there to keep up the rivalry of shrine visitors to the footprint of Buddha—or Adam.

Eve's tomb or last resting place is claimed by the Arabs to be at Jiddah, the seaport of Mecca. There in a graveyard surrounded by high white walls, which has not been opened for a single interment for more than a thousand years, is a great tomb with a palm tree growing out of the stone roof, a wonder of the Orient in itself, which is supposed to mark the last place of rest of our first mother.

According to the Arabian tradition, Eve was more than two hundred feet tall—so this would be in keeping with the great footprint of Adam.

Every seven years thousands of devoted Ishmaelites make a pilgrimage to this shrine; and every year, so the legend runs, on the 3d of June, which date represents the anniversary of the death of Abel, the door of the temple forming a canopy over the supposed tomb of Eve is forced open, and remains so all night in spite of all the efforts of the keeper, and terrible cries of anguish are heard, which are supposed to be the lamenting of Eve for her beloved son.